

MITIGATION MONITORING AND REPORTING PROGRAM 270 and 280 Casa Grande Road Creekwood Housing Development Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
4.1 Biological Resources					
4.1-1	Have a substantial adverse effect, either directly or through habitat modifications, on special-status plant species.	<p>4.1-1 <i>Prior to initial ground-disturbing activities, special-status plant surveys shall be conducted by a qualified biologist in areas proposed for disturbance during the blooming season in accordance with the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the CNPS Botanical Survey Guidelines of the California Native Plant Society, and CDFW Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. A report summarizing the results of the special-status plant surveys shall be submitted for review and approval to the City of Petaluma Community Development Department. If special-status plant species are not found, further mitigation shall not be required.</i></p> <p><i>If special-status perennial species are found within the proposed impact area, such as Sanford's arrowhead, the plants shall be dug up and transplanted into a suitable avoided area on-site (or elsewhere as appropriate to facilitate greatest success of transplanting) prior to construction. If the plant found is an annual, such as Pacific Grove clover, then mitigation shall consist of collecting seed-bearing soil and spreading it into a suitable</i></p>	<p>City of Petaluma Community Development Department</p> <p>CDFW</p>	Prior to initial ground-disturbing activities	



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		constructed wetland at a mitigation site. If special-status plants would be impacted, as determined by a qualified biologist, a mitigation plan shall be developed and submitted for review and approval to the City of Petaluma and California Department of Fish and Wildlife (CDFW). Mitigation for the transplantation and/or establishment of rare plants shall result in no net loss of individual plants after a five-year monitoring period.			
4.1-2	Have a substantial adverse effect, either directly or through habitat modifications, on western bumble bee.	<p>4.1-2(a) If feasible, initial ground-disturbing activities associated with the proposed project (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on western bumble bee. If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a preconstruction survey for western bumble bees in the area(s) proposed for impact.</p> <p>The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If</p>	City of Petaluma Community Development Department CDFW	If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities	



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		<p><i>the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources. Suitable floral resources for western bumble bee include species in the following families: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera Eriogonum and Penstemon.</i></p> <p><i>At a minimum, preconstruction survey methods shall include the following:</i></p> <ul style="list-style-type: none"> <i>Search areas with floral resources for foraging western bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration</i> 			



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		<p><i>shall be increased when foraging western bumble bees are present;</i></p> <ul style="list-style-type: none"> <i>If western bumble bees are observed, watch any special-status western bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;</i> <i>Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;</i> <i>If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;</i> <i>Look for concentrated western bumble bee activity;</i> <i>Listen for the humming of a nest colony; and</i> <i>If western bumble bees are observed, attempt to photograph the individual and identify it to species.</i> <p><i>The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a</i></p>			



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		<p><i>description of observed western bumble bee activity, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a western bumble bee nest(s) may be present or if construction activities could result in take of western bumble bee. The report shall be submitted to the City of Petaluma Community Development Department prior to the commencement of construction activities.</i></p> <p><i>If western bumble bees are not located during the preconstruction survey, then further mitigation or coordination with the CDFW is not required.</i></p> <p><i>If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a western bumble bee), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.</i></p>			



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		<p><i>If western bumble bees are located, and after coordination with CDFW take of western bumble bees cannot be avoided, the project applicant shall obtain an ITP from CDFW, and the applicant shall implement all conditions identified in the ITP. Mitigation required by the ITP may include, but not be limited to, the project applicant translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the project site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.</i></p> <p>4.1-2(b) <i>If western bumble bees are identified on-site by a qualified biologist, the following provisions shall be implemented to offset the loss or disturbance of foraging habitat (native forbs and shrubs): plant species that are known nectar sources of the western bumble bee shall be replaced at a 2:1 ratio, or as otherwise recommended by a qualified biologist and CDFW, and shall be included in a revised landscaping plan. The revised landscaping plan shall be submitted to the City of Petaluma Community Development Department for review and approval prior to commencement of construction activities. Plant species shall be sited in</i></p>	<p>City of Petaluma Community Development Department</p> <p>CDFW</p>	<p>Prior to commencement of construction activities, if western bumble bees are identified on-site</p>	



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		concentrated locations selected in consultation with a qualified biologist and CDFW, as necessary, to ensure the long-term survival of such plants and to limit disturbance throughout project operation. Plant species known to benefit the western bumble bee include, but are not limited to, Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera Eriogonum and Penstemon. If western bumble bee are not identified on-site, the requirements of this measure shall be limited to the inclusion of native plant species in the aforementioned taxonomic families within the project landscaping plan, to the satisfaction of the City of Petaluma Community Development Department.			
4.1-3	Have a substantial adverse effect, either directly or through habitat modifications, on anadromous fish.	4.1-3(a) Construction activities within 50 feet of Adobe Creek (Creek) shall be conducted outside of the known salmonid winter and fall runs (known to occur from November to April for the project region). Prior to issuance of grading permit, the foregoing provision shall be noted on the final improvement plans, which shall be subject to review and approval by the City of Petaluma Community Development Department. The City shall also coordinate with the National Oceanic and Atmospheric Administration (NOAA) Fisheries/West Coast Region to obtain its concurrence that the language is	City of Petaluma Community Development Department NOAA	Prior to issuance of grading permit.	



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		<p><i>acceptable, prior to approval of final improvement plans.</i></p> <p>4.1-3(b) <i>Prior to the commencement of construction, standard erosion-control best management practices (BMPs) shall be implemented around the proposed disturbance areas. A qualified biologist shall be present during installation of the BMPs to ensure special-status wildlife species are not harmed during installation or become entrapped within the disturbance area. The BMPs shall be included in the final improvement plans and subject to review and approval by the City of Petaluma Community Development Department. The City shall also coordinate with the NOAA Fisheries/West Coast Region to obtain its concurrence that the BMPs are acceptable, prior to approval of final improvement plans.</i></p> <p>4.1-3(c) <i>Implement Mitigation Measures 4.1-7(a) and 4.1-7(b) and Mitigation Measures 4.1-8(a) through 4.1-8(c).</i></p>	<p>City of Petaluma Community Development Department</p> <p>NOAA</p> <p>See Measures 4.1-7(a) and 4.1-7(b) and Mitigation Measures 4.1-8(a) through 4.1-8(c)</p>	<p>Prior to the commencement of construction and prior to approval of final improvement plans</p> <p>See Measures 4.1-7(a) and 4.1-7(b) and Mitigation Measures 4.1-8(a) through 4.1-8(c)</p>	
4.1-4	Have a substantial adverse effect, either directly or through habitat modifications, on foothill yellow-legged	4.1-4(a) <i>Within 14 days prior to the commencement of construction (including tree trimming and removal), a qualified biologist approved by the U.S. Fish and Wildlife Service (USFWS) and/or CDFW</i>	City of Petaluma Community Development Department	Within 14 days prior to the commencement of construction (including tree	



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	frog, California red-legged frog, and northwestern pond turtle.	<p><i>shall conduct preconstruction surveys of all areas proposed for ground disturbance within suitable habitats for special-status species, including foothill yellow-legged frog (FYLF), California red-legged frog (CRLF), and northwestern pond turtle. The preconstruction surveys shall occur in areas within and adjacent to the project site to determine if the foregoing special-status species are present and shall not be completed more than five days prior to the initiation of grading activities in habitats where FYLF, CRLF, and northwestern pond turtle have potential to occur. A report summarizing the results of the preconstruction surveys shall be submitted for review and approval to the City of Petaluma Community Development Department.</i></p> <p><i>If any special-status species are found, the qualified biologist shall contact the CDFW (and USFWS) to determine whether relocation and/or additional exclusion buffers are appropriate. If CDFW approves relocating the animal(s), the qualified biologist shall be given sufficient time to move the animal(s) from the work site before work construction activities begin.</i></p> <p><i>Following construction activities, results from any sensitive species surveys shall be documented in a memorandum and provided to the City of Petaluma</i></p>	<p>CDFW</p> <p>USFWS</p>	trimming and removal)	



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		<p><i>Community Development Department within 30 days following the end of construction activities, or sooner, if requested by City staff.</i></p> <p>4.1-4(b) <i>If disturbance is to occur within the ordinary high-water mark (OHWM) of the Creek, the project applicant shall complete Section 7 consultation with the USFWS and the National Oceanic and Atmospheric Administration (NOAA) Fisheries/National Marine Fisheries Service (NMFS) for potential impacts to federally listed species, prior to the commencement of construction. Proof of compliance with the foregoing provisions shall be documented and submitted for review and approval to the City of Petaluma Community Development Department.</i></p> <p>4.1-4(c) <i>Within 14 days prior to the commencement of construction activities, exclusionary fencing shall be installed along the work area boundary, as determined by a qualified biologist. Exclusionary fencing shall act as a barrier to keep special-status species from entering the work area. An Exclusionary Fence Plan shall be prepared by a qualified biologist and subject to review and approval by USFWS/CDFW and the City of Petaluma Community Development Department. The Exclusionary Fence Plan</i></p>	<p>City of Petaluma Community Development Department</p> <p>USFWS</p> <p>NOAA/NMFS</p> <p>City of Petaluma Community Development Department</p> <p>USFWS</p> <p>CDFW</p>	<p>Prior to the commencement of construction, if disturbance is to occur within the ordinary high-water mark (OHWM) of the Creek</p> <p>Within 14 days prior to the commencement of construction activities</p>	



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		<p><i>shall include, but not necessarily be limited to, the following components:</i></p> <ul style="list-style-type: none"> <i>a. Areas approved for grading and clearing shall be delineated with suitable fencing materials and dimensions (such as temporary high-visibility orange-colored fence or silt fence at least four feet in height, flagging, or other barriers and buried to a depth of at least four inches) to act as a barrier to keep special-status species from entering the project site. Signs shall be posted that clearly state that construction personnel and equipment are excluded from the marked area. The fencing shall be inspected and approved by a qualified biologist and maintained daily until all construction activities are complete. The fencing shall be removed only when all construction equipment is not on-site any longer. Construction activities shall not take place outside the delineated project site.</i> <i>b. To avoid attracting predators, food-related trash shall be kept in closed containers and removed daily from the exclusion zone.</i> <i>c. At the end of each day, all construction-related holes or</i> 			



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		<p>trenches deeper than one foot shall be covered to prevent entrapment of special-status species.</p> <p>d. Prior to the commencement of daily construction activities, all conduits and pipes shall be inspected for the presence of animals. Removal of any animals shall be done in consultation with the approved qualified biologist.</p> <p>e. Prior to the commencement of construction, any vegetation removed prior to the start of construction activities shall be placed away from sensitive species exclusion areas so that cut vegetation does not remain once exclusionary fencing is installed. All removed non-native, invasive vegetation shall be discarded off-site and away from aquatic resources to prevent reseeding.</p>			
		<p>4.1-4(d) Within 14 days prior to the commencement of construction, a qualified biologist shall conduct an Environmental Awareness Training session to familiarize all construction personnel with identification of special-status species and associated habitats, general provisions and protections afforded by the federal Endangered</p>	City of Petaluma Community Development Department	Within 14 days prior to the commencement of construction	



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		<p><i>Species Act (FESA) and California Endangered Species Act (CESA), measures implemented to protect such species, actions to be taken if protected species are observed on-site, and a review of project site boundaries and job site maintenance protocols (i.e., worker-generated trash, worker vehicle and construction equipment parking, and disposal of construction wastes). All personnel shall sign an affidavit acknowledging participation in the training and understanding species legal status, penalties for violations, and all protective measures. A wallet-sized card or fact sheet handout shall be distributed to all crews on-site. Proof of completion of the training for all on-site personnel shall be kept on-site and submitted for review and approval to the City of Petaluma Community Development Department.</i></p> <p>4.1-4(e) <i>During project construction, grading activities shall cease a half-hour before sunset and shall not commence prior to a half-hour before sunrise. Grading activities shall be prohibited during rain events that meet the following conditions: within 24 hours of events predicted to deliver more than 0.2-inch of rain and within 24 hours after rain events exceeding 0.2-inch in measurable precipitation. Grading shall not occur after 0.5-inch of rain has occurred after November 1 in the year</i></p>	City of Petaluma Community Development Department	Requirements noted on improvement plans	



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		<p>construction grading work is occurring unless a one-week extension based on fair weather is approved by the City of Petaluma, CDFW, and the Regional Water Quality Control Board (RWQCB). The foregoing provisions shall be noted on the final improvement plans, which shall be verified by the City of Petaluma Community Development Department.</p> <p>4.1-4(f) Prior to the commencement of any effort to advertise or promote the sale of any of the proposed dwelling units, all promotional materials, deeds/rental agreements, etc., shall include information that informs all tenants that dogs are to be leashed at all times within development boundaries, including within 50 feet of the riparian habitat within the study area, in order to ensure that sensitive resources and riparian habitat are preserved. Proof of compliance with the foregoing provision shall be submitted for review and approval to the City of Petaluma Community Development Department.</p> <p>4.1-4(g) Prior to the commencement of construction, the project applicant shall include a design sheet of the proposed trash enclosure and receptacles as part of the improvement plan submittal. The design sheet shall note that trash receptacles must be secured within enclosures that exclude mesopredators</p>	<p>City of Petaluma Community Development Department</p> <p>City of Petaluma Community Development Department</p>	<p>Prior to the commencement of any effort to advertise or promote the sale of any of the proposed dwelling units</p> <p>Prior to the commencement of construction</p>	



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		<i>(e.g., raccoons and coyotes) to avoid attracting and subsidizing such predators. On-site trash enclosures and receptacles shall also be routinely maintained. Inclusion of the design sheet shall be subject to review and approval by the City of Petaluma Community Development Department.</i>			
4.1-5	Have a substantial adverse effect, either directly or through habitat modifications, on Swainson's hawk and other nesting birds and raptors protected under the MBTA and CFGC.	<p>4.1-5 <i>During project construction, site preparation activities, including tree trimming and removal, should occur between September 1 and January 31, outside of the bird nesting season. If vegetation removal or construction begins between February 1 and August 31, preconstruction nesting bird surveys shall be conducted by a qualified biologist within seven days prior to vegetation removal or ground-disturbing activities to determine the presence or absence and location of nesting bird species. A report summarizing the results of the preconstruction nesting bird surveys shall be submitted for review and approval to the City of Petaluma Community Development Department. If a lapse in construction activity occurs for more than seven consecutive days or if construction activity is phased at the work site, preconstruction and nesting bird surveys shall be repeated.</i></p> <p><i>If active nests are present within 500 feet of construction areas, temporary protective construction exclusion zones</i></p>	City of Petaluma Community Development Department	If construction occurs between February 1 and August 31, within 7 days prior to vegetation removal or ground disturbing activities	



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		<p><i>shall be established by a qualified biologist in order to avoid direct or indirect mortality or disruption of the birds, nests, or young. The appropriate buffer distance shall be dependent on the species, surrounding vegetation, and topography and shall be determined by a qualified biologist, but shall be a minimum of 500 feet for raptors and 100 feet for songbirds. Exclusion zones shall remain in place until all young have fledged or until the nest has been naturally abandoned or predated. Work may proceed if active nests are not found during surveys or once nests are determined by a qualified biologist to be inactive.</i></p> <p><i>The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is approved by the City after taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, and nest concealment (i.e., whether visual or acoustic barriers occur between the proposed activity and the nest). A qualified biologist may visit the nest, as needed, to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season. If the nest buffer is reduced but construction activities cause a nesting bird</i></p>			



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		<p><i>to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest in a way that would be considered a result of construction activities, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the City.</i></p> <p><i>Cleared vegetation during the nesting season shall be collected and transported off-site during each week to prevent birds from nesting in vegetative debris.</i></p> <p><i>Results from any survey for nesting birds shall be documented in a memorandum and provided to the City of Petaluma Community Development Department within 30 days following the end of construction activities.</i></p>			
4.1-6	Have a substantial adverse effect, either directly or through habitat modifications, on pallid bat.	<p>4.1-6 <i>Prior to the commencement of construction, a qualified biologist shall conduct a preconstruction survey of suitable habitat for special-status bats, including existing structures proposed for demolition or removal, that could support special-status bats, at most, 14 days prior to initiation of ground disturbance, including tree trimming and removal. A report summarizing the results of the</i></p>	City of Petaluma Community Development Department	At most 14 days prior to the commencement of construction	



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		<p><i>preconstruction survey shall be submitted for review and approval to the City of Petaluma Community Development Department. If a lapse in construction activity occurs for more than seven consecutive days or if construction activity is phased at the work site, preconstruction bat surveys shall be repeated.</i></p> <p><i>If special-status bat roosts are observed, ground disturbance within 50 feet of roosts shall be restricted to between August 31 and October 15 and between March 1 and April 15 to avoid hibernation and rearing periods. Removal of potential suitable bat roost trees shall occur over a two-day phased process with a qualified biologist present.</i></p> <p><i>In addition, if bats or evidence of bat roosting are observed, exclusionary fencing and/or construction activity avoidance limits shall be put in place. Exclusion devices may include features such as one-way exits from roost habitat and shall be installed by a qualified biologist, in consultation with CDFW, and shall not occur outside of the date ranges listed above to avoid hibernation or rearing periods.</i></p> <p><i>Following construction activities, results from any sensitive bat species survey shall be documented in a memorandum, written</i></p>			



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		<i>by the qualified biologist, and provided to the City of Petaluma Community Development Department within 30 days following the end of construction activities.</i>			
4.1-7	Have a substantial adverse effect on any riparian habitat or other Sensitive Natural Community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.	<p>4.1-7(a) <i>Prior to the commencement of construction, the project applicant shall implement minimization and avoidance measures that may include, but not necessarily be limited to, preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific stormwater BMPs. Mitigation for impacts to riparian habitat may include, but not be limited to, restoration or enhancement of resources on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to CDFW. Mitigation shall result in no net loss of riparian habitat. Prior to the commencement of construction, the project applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement (LSAA) from CDFW. The project applicant shall comply with any terms and conditions contained within the final LSAA for the proposed project, which may differ from the above. Written verification of the</i></p>	<p>City of Petaluma Community Development Department</p> <p>CDFW</p>	Prior to the commencement of construction	



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		<p>Section 1600 LSAA shall be submitted to the City of Petaluma Community Development Department.</p> <p>4.1-7(b) A 50-foot setback from riparian vegetation shall be established prior to the commencement of grading activities, except for construction of the stormwater outfall facilities, pedestrian bridge connection, and the off-site public multi-use pathway, where a lesser setback shall be established in consultation with a qualified biologist. Construction and staging of vehicles and equipment shall not occur within 50 feet of riparian vegetation and shall be parked only in designated staging areas. Silt fencing shall be installed along the outer edge of the project's disturbance footprint and shall remain during grading activities associated with the proposed project. The foregoing provisions shall be based on recommendations by a qualified biologist, comply with agency approval, and noted on the final improvement plans, which shall be subject to review and approval by the City of Petaluma Community Development Department.</p>	City of Petaluma Community Development Department	Noted on improvement plans prior to the commencement of grading activities	
		<p>4.1-7(c) Implement Mitigation Measures 4.1-8(b) and 4.1-10.</p>	See Mitigation Measures 4.1-8(b) and 4.1-10	See Mitigation Measures 4.1-8(b) and 4.1-10	



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4.1-8	Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	4.1-8(a) <i>Prior to the commencement of grading activities, a 50-foot setback from the OHWM of the Creek shall be established and noted on the improvement plans, except for construction of the stormwater outfall facilities and the off-site public multi-use pathway and bridge, where a lesser setback shall be established in consultation with a qualified biologist and applicable regulatory agencies. Construction and staging of vehicles and equipment shall not occur within the Creek channel. Silt fencing shall be installed along the outer edge of the project's disturbance footprint and shall remain during grading activities. Inclusion of the 50-foot setback from the OHWM of the Creek on the improvement plans shall be subject to review and approval by the City of Petaluma Community Development Department.</i>	City of Petaluma Community Development Department	Noted on improvement plans prior to the commencement of grading activities	
		4.1-8(b) <i>Prior to initiation of any ground-disturbing activities, the project proponent shall submit a formal Aquatic Resources Delineation to the USACE for verification purposes and determination as to whether the project activities will require a Clean Water Act (CWA) Section 404 permit. A copy of the USACE's determination shall be submitted to the City of Petaluma Community Development Department. If a Section 404 permit is not required, further mitigation shall not be required. If a</i>	City of Petaluma Community Development Department USACE RWQCB	Prior to initiation of any ground-disturbing activities	



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		<p><i>Section 404 permit is required, the project proponent shall apply for a Clean Water Act (CWA) Section 404 permit from the USACE. Waters that would be lost or disturbed shall be restored, replaced, or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE. If a Section 404 permit is required, the project applicant shall also apply for a Section 401 water quality certification from the RWQCB prior to the issuance of grading permits and adhere to the certification conditions. A copy of the Section 404 and 401 permits detailing the provisions with which the proposed project must comply shall be submitted to the City of Petaluma Community Development Department.</i></p>			
4.1-10	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands.	<p><i>4.1-10 Prior to approval of the final improvement plans, the project applicant shall obtain a Tree Removal Permit from the City of Petaluma Community Development Department. In addition, all protected trees to be removed, as identified in the Tree Protection and Removal Plan prepared by Urban Forestry Associates, Inc. for the proposed project, shall be replaced in accordance with the ratios established in the Tree Replacement Calculations table in the Tree Protection and Removal Plan. All trees to be preserved and protected, as detailed in Table 2 of the Tree Protection and Removal Plan shall be preserved in</i></p>	City of Petaluma Community Development Department	Prior to approval of the final improvement plans	



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		accordance with the recommendations established therein. Proof of compliance with the foregoing provisions shall be submitted for review and approval to the City of Petaluma Community Development Department.			
4.2 Greenhouse Gas Emissions					
4.2-1	Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	<p>4.2-1 Prior to the approval of project improvement plans, the applicant shall implement the following measure:</p> <ul style="list-style-type: none"> Consistent with BAAQMD's Transportation criterion b., a total of three EV Capable parking spaces shall be installed throughout the nine undesignated on-street parking spaces within the project site, consistent with the current CALGreen Tier 2 standards. <p>Compliance with the foregoing measure shall be ensured by the City of Petaluma Community Development Department.</p>	City of Petaluma Community Development Department	Prior to the approval of project improvement plans	
4.3 Hydrology and Water Quality					
4.3-1	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction.	<p>4.3-1(a) Prior to issuance of grading permits, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The developer shall file the Notice of Intent (NOI) and associated fee to the State Water Resources Control Board (SWRCB). The SWPPP shall serve as the framework for identification, assignment, and implementation of Best Management</p>	<p>Director of Public Works and Utilities/City Engineer</p> <p>SWRCB</p>	Prior to issuance of grading permits	



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		<p><i>Practices (BMPs). The SWPPP shall be submitted to the Director of Public Works and Utilities/City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable.</i></p> <p>4.3-1(b) <i>Prior to issuance of grading permits, the project applicant shall ensure that a final grading plan is prepared by a State-registered civil engineer in accordance with Petaluma Municipal Code (PMC) Chapter 17.31. The final grading plan shall include, but not be limited to, the following:</i></p> <ul style="list-style-type: none"> <i>A project vicinity map that shows the location of the proposed grading activities within the project site and off-site areas associated with Adobe Creek (Creek);</i> <i>The property line boundaries of the project site and off-site areas of disturbance associated with the Creek;</i> 	City of Petaluma Public Works and Utilities Department	Prior to issuance of grading permits	



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		<ul style="list-style-type: none">• All existing improvements on and adjacent to the project site;• The existing and proposed contours of the project site and off-site areas proposed for disturbance;• The existing and proposed drainage of the project site and off-site areas;• The extent and manner of tree cutting and vegetation clearing, the disposal of vegetation, and the measures to be taken for the protection of undisturbed trees and vegetation in on-site and off-site areas proposed for disturbance, unless the foregoing information is provided on the final erosion and sediment control plan;• Specifications of the proposed construction methods and materials to be used in on-site and off-site areas; and• Any other information required by the Director of Public Works and Utilities. <p>The final grading plan shall be submitted for review and approval to the City of Petaluma Public Works and Utilities Department.</p>			
4.3-2	Violate any water quality standards or waste discharge requirements	4.3-2 Prior to approval of final project improvement plans, a final Stormwater Control Plan shall be submitted to the	City of Petaluma Public Works	Prior to approval of final project improvement plans	



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	or otherwise substantially degrade surface or ground water quality during operation.	<p><i>Director of Public Works and Utilities/City Engineer for review and approval. The final Stormwater Control Plan shall be in compliance with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) Phase II MS4 General Permit (NPDES General Permit No. CAS612008, Order No. R2-2022-0018) and shall meet the standards of the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment. Site design measures, source-control measures, hydromodification management, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the improvement plans. The final plans shall include calculations demonstrating that the water quality BMPs are appropriately sized, using methodology in the CASQA Stormwater BMP Handbook for New Development and Redevelopment. The final plans shall also incorporate the proposed components for maintaining the stormwater-treatment facilities. The final plans shall be submitted to the City of Petaluma Public Works and Utilities Department for review and approval.</i></p>	and Utilities Department		
4.4 Transportation					
4.4-1	Conflict with a program, plan, ordinance, or policy, except LOS,	<p><i>4.4-1 Prior to issuance of grading and building permits, a construction management plan shall be prepared by the applicant for</i></p>	City of Petaluma Public Works	Prior to issuance of grading and building permits	



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	addressing the circulation system during construction activities.	<p><i>review and approval by the City of Petaluma Public Works and Utilities Department. The plan shall include, but not necessarily be limited to, the following items:</i></p> <ul style="list-style-type: none"> <i>a. Comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, including school peak times, detour signs if required, lane closure procedures if required, sidewalk closure procedures if required, cones for drivers, and designated construction access routes.</i> <i>b. Evaluation of the need to provide flaggers or temporary traffic control at key intersections along the truck route(s).</i> <i>c. Notification procedures for adjacent property owners, Casa Grande High School, and public safety personnel regarding schedules when major deliveries, detours, and lane closures would occur.</i> <i>d. Location of construction staging areas for materials, equipment, and vehicles if there is insufficient staging area within the work zone of the proposed project.</i> <i>e. Identification of truck routes for movement of construction</i> 	and Utilities Department		



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		<p>vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; provision for monitoring surface streets used for truck movement so that any damage and debris attributable to the proposed project's construction trucks can be identified and corrected by the proposed project applicant.</p> <p>f. A process for responding to and tracking complaints pertaining to construction activity, including identification of an on-site complaint manager.</p> <p>g. Documentation of road pavement conditions for all routes that would be used by construction vehicles both before and after proposed project construction. Roads found to have been damaged by construction vehicles shall be repaired to the level at which they existed prior to construction of the proposed project.</p>			
Initial Study					
V-b.	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<p>V-1</p> <p>If during the course of ground-disturbing activities, including, but not limited to, excavation, grading, and construction, a potentially significant prehistoric or historic resource is encountered, all work within a 100-foot radius of the find shall be suspended for a time deemed sufficient for</p>	City of Petaluma Community Development Department	If during the course of ground-disturbing activities, including, but not limited to, excavation, grading, and construction, a potentially	



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		<p>a qualified and City-approved archaeologist to adequately evaluate and determine significance of the discovered resource and provide treatment recommendations.</p> <p>Should a significant archeological resource be identified, a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities. Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire-affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).</p>		significant prehistoric or historic resource is encountered	
VII-d.	Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial	VII-1 Prior to the issuance of grading permits, the project civil engineer shall show on the final improvement plans that the project design adheres to all engineering recommendations provided in the site-	City Engineer	Prior to the issuance of grading permits	



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	direct or indirect risks to life or property?	<i>specific Geotechnical Investigation prepared for the project by PJC & Associates, Inc. The recommendations incorporated into the final improvement plans shall include, but not be limited to, those pertaining to the top 18 inches of soil beneath exterior flatwork consisting of imported engineered fill; demolition and stripping; excavation and compaction; temporary slopes; and vertical loads and lateral loads of post-tension slab-on-grade foundations. Proof of compliance with all recommendations set forth in the Geotechnical Investigation shall be subject to review and approval by the City Engineer.</i>			
IX-b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	IX-1 <i>Prior to issuance of a demolition permit by the City for the on-site structure at 280 Casa Grande Road, the project applicant shall provide a site assessment that determines whether the structure to be demolished contains lead-based paint (LBP) or asbestos. If the structure does not contain LBP or asbestos, further mitigation shall not be required; however, if LBP is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with California Air Resources Board recommendations and Occupational Safety and Health Administration (OSHA) requirements. If asbestos is found, all construction activities shall comply with all</i>	City Engineer	Prior to issuance of a demolition permit	



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		<p>requirements and regulations promulgated through the Bay Area Air Quality Management District (BAAQMD) Asbestos Demolition and Renovation Program. The demolition contractor shall be informed that all paint on the building shall be considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the City Engineer.</p> <p>IX-2 Prior to issuance of a demolition permit by the City for the on-site structure at 280 Casa Grande Road, the project applicant shall prepare an Off-Hauling and Disposal Plan that incorporates industry standard BMPs during proposed off-hauling activities associated with waste from on-site demolition activities. The following Best Management Practices (BMPs) shall be incorporated:</p>	City Engineer	Prior to issuance of a demolition permit	



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		<ul style="list-style-type: none"> • During loading activities, the project contractor shall place two layers of heavy plastic sheeting (minimum thickness of six mils) beneath trucks to be used for off-hauling activities to collect any spilled soil; • After each truck is loaded and prior to removing the plastic sheeting, visible dust or soil spilled during loading shall be removed from the top rails, fences, tires, and all other surfaces by dry brushing methods at the point of loading; • Collected soil on the plastic sheeting shall be removed periodically to avoid the spreading of contaminated soil on truck tires; • The soil shall be transported by a licensed transporter; • All off-hauling trucks shall be loaded at the project site and appropriately covered (tarped), in accordance with U.S. Department of Transportation regulations; • Loaded trucks shall use the most direct routes to the disposal site(s) to provide the least risk of exposure to surrounding communities and avoid residential areas to the maximum extent feasible and; 			



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		<ul style="list-style-type: none"> Any additional BMPs determined necessary by the City Engineer. <p>During loading activities, the project contractor shall ensure that all applicable work practice standards set forth in Section V, Chapter 3 of the OSHA Technical Manual are followed, including appropriate precautions to protect construction workers and the surrounding community, in accordance with applicable federal, State, and local regulations, including those set forth by the Sonoma County Environmental Health and Safety Division (SCEHD) and the Department of Toxic Substances Control (DTSC). The Off-Hauling and Disposal Plan shall be subject to approval by the City Engineer.</p>			
		<p>IX-3</p> <p>Prior to improvement plan approval, the project applicant shall ensure that the on-site septic systems are abandoned in compliance with applicable SCEHSD standards. Upon removal, the septic tanks shall be inspected for leaks. Should any leaks be identified, the project applicant shall conduct additional testing of soils at the location of the on-site septic systems for chemicals associated with the on-site septic systems in accordance with applicable USEPA Methods. Where concentrations exceed applicable DTSC screening levels, the soil shall be excavated and that portion of material</p>	Petaluma Planning Division	Prior to improvement plan approval	



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		<p><i>shall be transported and disposed of off-site at an appropriate Class I or Class II facility permitted by DTSC, or other options implemented as deemed satisfactory to SCEHSD. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City of Petaluma Planning Division for review and approval. Any remediation shall be completed prior to acceptance of the site improvements for that phase.</i></p> <p>IX-4</p> <p><i>Prior to improvement plan approval, the project applicant shall hire a licensed well contractor to obtain a well abandonment permit from the SCEHSD for all on-site wells, and properly abandon the on-site wells, pursuant to Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III), for review and approval by the SCEHSD.</i></p>	SCEHSD	Prior to improvement plan approval	
XIII-a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<p>XIII-1</p> <p><i>The following criteria shall be included in the Improvement Plans. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis, as determined by the Community Development Director.</i></p> <ul style="list-style-type: none"> <i>Limit construction hours to between 8:00 AM and 5:30 PM, Monday through Friday, and between 9:00 AM and 5:00 PM on Saturday. Construction activities</i> 	Community Development Director	Prior to approval of improvement plans	



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		<p><i>shall be prohibited on Sundays and State, federal and local holidays;</i></p> <ul style="list-style-type: none"> <i>High noise-producing activities, such as excavation and grading and construction finishing, shall only occur between the hours of 8:00 AM and 5:00 PM to minimize disruption at adjacent noise sensitive uses;</i> <i>Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;</i> <i>Locate stationary noise-generating equipment (e.g., compressors) as far as possible from adjacent residential receivers;</i> <i>Acoustically shield stationary equipment located near residential receivers with temporary noise barriers;</i> <i>Utilize "quiet" air compressors and other stationary noise sources where technology exists;</i> <i>The project contractor shall implement appropriate additional noise-reduction measures that include shutting off idling equipment after five minutes (as feasible) and notifying adjacent</i> 			



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		<p><i>residences (at least one time) in advance of construction work;</i></p> <ul style="list-style-type: none"> <i>Construction workers; radios shall be controlled to not exceed ambient noise levels beyond the limits of the project site boundaries;</i> <i>Heavy equipment, such as paving and grading equipment, shall be stored on-site whenever possible to minimize the need for extra heavy truck trips on local streets;</i> <i>Two weeks prior to the commencement of construction, notification in writing shall be provided to residents within 500 feet of the project site and if during the school year, officials at the Casa Grande High School campus, disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period; and</i> <i>The project contractor shall designate a "disturbance coordinator" responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable</i> 			



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		<i>measures be implemented to correct the problem.</i>			
XVIII-a,b.	<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</p> <p>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).</p> <p>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant</p>	<p><i>XVIII-1 To protect buried tribal cultural resources that may be encountered during ground disturbing activities, the project shall implement Mitigation Measure V-1.</i></p>	See Mitigation Measure V-1	See Mitigation Measure V-1	



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	to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

